

**MINUTES OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE**

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: November 15, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. Call to Order

The meeting was called to order by Chairman Nass at 7:00 p.m.

2. Roll Call

Committee members present included Nass, Reese, Rinard, Jaeckel and David. Zoning Department staff in attendance included Rob Klotz, Director of Planning and Zoning and Deb Magritz, Zoning Administrative Clerk.

3. Certification of Compliance With Open Meetings Law Requirements

Reese verified that the meeting was being held in compliance with open meetings law requirements.

4. Review of Agenda

There were no changes proposed to the agenda.

5. Public Hearing

6. Explanation of Process by Committee Chair

Nass explained the proceedings to follow.

Klotz read aloud the following:

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 15, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3618A-12 – Samuel Taylor/Mardell & K Mark Emslie Property: Rezone approximately 2.08 acres for a new building site on **South Helenville Road** from part of PIN 014-0615-1513-000 (40 Acres) in the Town of Jefferson.

Petitioner: Sam Taylor, 2731 Northview Road, Waukesha spoke. He said that he would like to build a home on land that was a wedding gift from his in-laws, the Emslies, who own the farm.

In Favor: None

Opposed: None

Questions from the Committee: None

Town Response: Approval on file, dated 10/1/12

Staff Report: Read aloud by Klotz and now on file. Klotz noted for the petitioner that no development can occur on slopes exceeding 20%.

R3619A-12 - Evelyn Widmann Trust, c/o Bill Widmann: Create a 4.5-acre lot around the buildings at **N4809 STH 89**, Town of Jefferson from part of PINs 014-0614-0521-001 (0.55 Acre), 014-0614-0524-000 (44.225 Acres) and 014-0614-0513-000 (24.5 Acres).

Petitioner: Bill Widmann, Jr., N4809 STH 89, Jefferson spoke. Widmann wants to sell the cropland and keep approximately 4.5 acres around his home. This area includes very little cropland.

In Favor: None

Opposed: None

Questions from the Committee: None

Town Response: Approval on file, dated 10/1/12

Staff Report: Read aloud by Klotz and now on file. Klotz asked Widmann whether the ag land has its own access to the public road; Widmann responded that it does.

**FROM A-3, AGRICULTURAL/RURAL RESIDENTIAL TO A-1,
AGRICULTURAL**

RESCIND R3563A-12 – Micheal and Pamela Ziarnik: Rescind an earlier approval on PIN 018-0713-3123-000 (13.2 Acres) which allowed for two, 1.14-acre building sites along **STH 134** in the Town of Lake Mills. The petitioners subsequently requested and were approved one, approximately 2.3-acre building site with the stipulation that this initial approval be rescinded.

Petitioner: Klotz spoke for the Ziarnik petition. He reported that the petitioner had recently gotten approval for one, two-acre lot on this site and therefore needed to rescind the approval for two, one-acre sites.

In Favor: None

Opposed: None

Questions from the Committee: None

Town Response: The Town had most recently given its approval to the one, two-acre lot.

Staff Report: Klotz's explanation of the petition served as the staff report.

CONDITIONAL USE PERMIT APPLICATIONS

CU1719-12 – Russell R. Walton: Conditional use to allow crushing of concrete and asphalt at **W3978 CTH U** in the Town of Cold Spring on PIN 004-0515-2834-000 (35.84 Acres). The site is zoned A-1, Agricultural.

Petitioner: Russell Walton, 211 South Prince Street, Whitewater spoke. He has a sand pit, and would like to crush concrete and asphalt at that site. Crushing would take place in the winter, between the hours of 7 a.m. and 5 p.m.

In Favor: None

Opposed: None

Questions from the Committee: Rinard asked about the sales and trucking of the material, to which Walton responded that sales take place in the summer. He would expect about 20 trucks a day hauling from the site.

Town Response: A note in the file indicates that the Town approved the petition. Klotz noted that either the Zoning Department or the petitioner would contact the Town Clerk to get their decision on a Town decision form.

Staff Report: Read aloud by Klotz and now on file.

7. Adjourn

Motion by Reese, seconded by Jaeckel to adjourn the meeting at 7:16 p.m. Motion carried on a voice vote with no objection.

Don Reese, Secretary

A digital recording of these proceedings is available in the Zoning Department upon request.